



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: APRIL 26, 2004

ITEM NUMBER:

SUBJECT: APPEAL OF MINOR DESIGN REVIEW ZA-03-101
463 EAST 19TH STREET

DATE: APRIL 15, 2004

FOR FURTHER INFORMATION CONTACT: MEL LEE, ASSOCIATE PLANNER
714.754.5611

DESCRIPTION

An appeal of the Zoning Administrator's denial of ZA-03-101, a minor design review for a 2,032 square foot second-story addition to a single-family residence.

APPLICANT

The applicants are Todd and Martha Thompson, who are also the property owners.

RECOMMENDATION

Uphold the Zoning Administrator's denial.

MEL LEE
Associate Planner

PERRY L. VALANTINE
Asst. Development Services Director

PLANNING APPLICATION SUMMARY

Location: 463 E. 19th Street Application: ZA-03-101

Request: 2,032 SF second story addition

SUBJECT PROPERTY:

Zone: R1
 General Plan: Low Density Residential
 Lot Dimensions: 60 FT x 127 FT
 Lot Area: 7,620 SF
 Existing Development: 1 story single family residence

SURROUNDING PROPERTY:

North: Surrounding properties are zoned residential
 South: and contain residential structures.
 East: _____
 West: _____

DEVELOPMENT STANDARD COMPARISON

Development Standard Required/Allowed Proposed/Provided

Lot Size:		
Lot Width	50 FT	60 FT
Lot Area	6,000 SF	7,620 SF
Density:		
Zone	1 du/6,000 SF	1 du/7,620 SF
General Plan	1 du/5,440 SF	1 du/7,620 SF
Building Coverage:		
Buildings	NA	3,490 SF (45%)
Paving	NA	108 SF (2%)
Open Space	3,048 SF (40%)	4,022 SF (53%)
TOTAL		7,620 SF (100%)
Building Height		
Building Height	2 Stories 27 FT	2 Stories/25.5 FT
Chimney Height	29 FT	29 FT
First Floor Area	NA	2,237 SF
Second Floor Area	NA	2,032 SF
2 nd Floor % of 1 st Floor*	80%	91% **
Setbacks (Main Dwelling)		
Front	20 FT	20 FT
Side (left/right)	5 FT (1 Story)/10 FT Avg (2 Story) *	5 FT, 6 IN **/10 FT
Rear	20 FT	46 FT
Parking:		
Covered	2	2
Open	2	0
TOTAL	4 Spaces	2 Spaces ***
Driveway Width:	NA	NA

NA = Not Applicable or No Requirement

*Design Guideline

**Does Not Meet Design Guideline

***Property is legal nonconforming

CEQA Status Exempt, Class 1

Final Action Planning Commission

BACKGROUND

On March 18, 2004, the Zoning Administrator denied the applicant's requested minor design review to construct a 2,032 square foot second story addition to an existing 1,711 square foot single-family residence. The proposed second floor consists of 4 bedrooms, 2 bathrooms, a game room, and retreat area. The first floor will be expanded by 526 square feet for a new family room. Commissioner Perkins appealed the Zoning Administrator's decision on March 22, 2004, and requested that the Planning Commission review the project.

ANALYSIS

The Zoning Administrator denied the proposed addition because it did not comply with the City's Residential Design Guidelines, specifically the second floor to first floor percentage (80% allowed; 91% proposed) and the average second story setback on the east (left) side elevation (10 feet required; 5 feet, 6 inches proposed). Further, there is little or no horizontal articulation in the right and left side elevations, resulting in fairly massive, stucco elevations, broken only by windows and a small area of wood siding.

The design guidelines state that the 10-foot average second-story side setback does not apply for proposed construction "that is consistent with the prevailing two-story design within the same residential tract." Although there are several two-story structures within the tract in which the subject property is located, these additions predate the current design guidelines. There are three two-story residences on the 400 block of East 19th Street. All have only partial second stories, and the two-story portions are located towards the rear of the lots. Two of the three have less than 10-foot average second-story side setbacks. The number, location, and design of these existing structures is not sufficient to establish a "prevailing two-story design," such as might exist in some of the newer tracts, where a significant percentage of the original homes are two stories.

In denying the project, the Zoning Administrator found that the resulting proposed residence would create a massive building appearance with unbroken wall surfaces, especially on the on the east (left) side elevation, and that the structure would be too large and out of scale with the prevailing character of the surrounding neighborhood.

Staff received 9 letters in support of the project, copies of which are attached to this report.

ALTERNATIVES

The Planning Commission has the following alternatives:

1. Approve the project as proposed by the applicant;
2. Request that the applicant revise the plans; or

STATE OF CALIFORNIA) ss
COUNTY OF ORANGE)

I, Perry L. Valantine, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on April 26, 2004, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Secretary, Costa Mesa
Planning Commission

3. Deny the project. If the project were denied, the applicant would be unable to file a request for substantially the same development for six months.

CONCLUSION

Because the proposed residence did not comply with the recommended design guidelines for second floor area or average side setback, and the resulting proposed residence would create a massive building appearance with unbroken wall surfaces on the side elevations too large and out of scale with the prevailing character of the surrounding neighborhood, staff is recommending that the Zoning Administrator's denial be upheld.

Attachments: Draft Planning Commission Resolution
 Exhibit "A" - Draft Findings of Denial
 Exhibit "B" - Draft Conditions of Approval
 Appeal
 Zoning Administrator's Letter for ZA-03-101
 Applicant's Description/Justification
 Correspondence Received from Public
 Location/Zoning Map
 Air Photo
 Plans

File Name: 042604ZA03101

Date: 4/26/04

Time: 5 p.m.

cc: Deputy City Mgr. - Dev. Svcs. Director
 Sr. Deputy City Attorney
 City Engineer
 Fire Protection Analyst
 Staff (4)
 File (2)

Todd and Martha Thompson
463 E. 19th Street
Costa Mesa, CA 92627

RESOLUTION NO. PC-04-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA DENYING MINOR DESIGN REVIEW
ZA-03-101**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES
AS FOLLOWS:

WHEREAS, an application was filed by Todd and Martha Thompson, with respect to the real property located at 463 E. 19th Street, requesting approval of a minor design review to allow construction of a 2,032 square foot second-story addition to a single-family residence in the R1 zone; and

WHEREAS, the Zoning Administrator denied the request on March 18, 2004;
and

WHEREAS, an appeal of the Zoning Administrator's decision was filed on March 22, 2004; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on April 26, 2004.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", the Planning Commission hereby **DENIES** Minor Design Review ZA-03-101 with respect to the property described above.

PASSED AND ADOPTED this 26th of April, 2004.

Chair, Costa Mesa
Planning Commission

EXHIBIT "A"**FINDINGS**

- A. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(g)(14) in that the project does not meet the purpose and intent of the Residential Design Guidelines. Specifically, the project does not comply with the second to first floor percentage (80% allowed, 91% proposed) or the average second story setback on the east (left) side (10 feet required, 5 feet, 6 inches proposed) of the City's Residential Design Guidelines. The first and second story walls on the east elevation are on the same plane, creating a massive building appearance with unbroken wall surfaces. Although there are several two-story structures within the tract in which the subject property is located, these additions predate the current design guidelines (i.e., they provide less than 10-foot average side setback and lack vertical and/or horizontal plane and roof plane breaks as recommended in the Residential Design Guidelines). The number, location, and design of these existing structures is not sufficient to establish a "prevailing two-story design," such as might exist in some of the newer tracts, where a significant percentage of the original homes are two stories. The resulting structure will be too large and out of scale with the prevailing character of the surrounding neighborhood.
- B. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29(e) because:
1. The proposed development is not compatible or harmonious with uses within the general neighborhood, specifically with regard to the City's Residential Design Guidelines for second story residential construction.
 2. Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA.
- D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"

CONDITIONS OF APPROVAL (If Project Is Approved)

- Plng. 1. New and existing construction shall be architecturally compatible with regard to building materials, style, colors, etc., to the existing residence. Plans submitted for plan check shall indicate how this will be accomplished.
2. The conditions of approval for ZA-03-101 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
3. Construction, grading, materials delivery, equipment operation or other noise-generating activity shall be limited to between the hours of 7 a.m. and 8 p.m., Monday through Friday, and between the hours of 8 a.m. and 7 p.m., on Saturday, Sunday, and Federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.
4. Second floor windows shall be designed and placed to minimize visibility into the abutting yards. Every effort shall be made to maintain the privacy of abutting property owners.
5. The applicant shall contact the Planning Division to arrange for an inspection of the site prior to the final building inspection. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
- Eng. 6. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and remove any spillage from the public right-of-way by sweeping or sprinkling.

MAR-18-2004 THU 05:27 P

FAX NO.

P. 05/05

CITY OF COSTA MESA
P.O. BOX 1200
COSTA MESA, CALIFORNIA 92626
APPLICATION FOR APPEAL OR REHEARING

FEE: \$ 0Applicant Name Todd & Martha ThompsonAddress 463 E. 19th Street

Phone _____

Representing _____

Decision upon which appeal or rehearing is requested: (Give number of rezone, zone exception, ordinance, etc., if applicable, and the date of the decision, if known.) March 18, 2004

Decision by: _____

Reason(s) for requesting appeal or rehearing:

Want the Planning Commission to review
this project.

Date: 22 March 2004Signature: 

For Office Use Only — Do Not Write Below This Line

SCHEDULED FOR THE CITY COUNCIL/PLANNING COMMISSION MEETING OF:

RECEIVED
CITY OF COSTA MESA
DEVELOPMENT SERVICES DEPARTMENT

MAR 22 2004



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

March 18, 2004

Todd and Martha Thompson
463 E. 19th Street
Costa Mesa, CA 92627

RE: MINOR DESIGN REVIEW ZA-03-101
463 EAST 19TH STREET, COSTA MESA

Dear Mr. And Mrs. Thompson:

The minor design review for the above-referenced project has been completed. The application has been denied, based on the following project description and findings set forth below:

PROJECT DESCRIPTION

The applicant is proposing to construct a second story addition to an existing 1,711 square foot single-family residence. The second floor addition consists of approximately 1,952 square feet of floor area, consisting of 4 bedrooms, 2 bathrooms, a game room, and retreat area. Additionally, there is approximately 80 square feet of area open to the first floor, which, for purposes of calculating the total second floor area, equals 2,032 square feet. Access to the second floor is via an interior stairway. A new 526 square foot family room is also proposed on the first floor.

The City's Residential Design Guidelines require a 10-foot average second story side setback; a 5-foot 6-inch setback is proposed on the east (left) side. Additionally, the design guidelines encourage visual relief to side elevations such as vertical and/or horizontal plane and roof plane breaks, which the east (left) side elevation does not provide. The first and second story walls on the east elevation are on the same plane, creating a massive building appearance with unbroken wall surfaces. Additionally, the second floor area will total 91% of the first floor; the guidelines allow a maximum of 80%.

The residential design guidelines recommend an average second-story side setback of 10 feet. They specify that this does not apply for proposed construction "that is consistent with the prevailing two-story design within the same residential tract." Although there are several two-story structures within the tract in which the subject

property is located (one of which is discussed below), these additions predate the current design guidelines.

Further, the number, location, and design of these existing structures is not sufficient to establish a "prevailing two-story design," such as might exist in some of the newer tracts, where a significant percentage of the original homes are two stories. There are three two-story residences on the 400 block of East 19th Street. All have only partial second stories, and the two-story portions are located towards the rear of the lots. Two of the three have less than 10-foot average second-story side setbacks. The proposed structure will be too large and out of scale with the prevailing character of the surrounding neighborhood.

FINDINGS

- A. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(g)(14) in that the project does not meet the purpose and intent of the Residential Design Guidelines. Specifically, the project does not comply with the second to first floor percentage (80% allowed, 91% proposed) or the average second story setback on the east (left) side (10 feet required, 5 feet, 6 inches proposed) of the City's Residential Design Guidelines. The first and second story walls on the east elevation are on the same plane, creating a massive building appearance with unbroken wall surfaces. Although there are several two-story structures within the tract in which the subject property is located, these additions predate the current design guidelines (i.e., they provide less than 10-foot average side setback and lack vertical and/or horizontal plane and roof plane breaks as recommended in the Residential Design Guidelines). The number, location, and design of these existing structures is not sufficient to establish a "prevailing two-story design," such as might exist in some of the newer tracts, where a significant percentage of the original homes are two stories. The resulting structure will be too large and out of scale with the prevailing character of the surrounding neighborhood.
- B. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29(e) because:
 - 1. The proposed development is not compatible or harmonious with uses within the general neighborhood, specifically with regard to the City's Residential Design Guidelines for second story residential construction.
 - 2. Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA.

D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

The decision will become final at 5 p.m. on March 25, 2004, unless appealed by an affected party (including filing the necessary application and payment of the appropriate fee) or by a member of the Planning Commission or City Council.

If you have any questions regarding this letter, please feel free to contact the project planner, Mel Lee, at (714) 754-5611, between 1 p.m. and 5 p.m., Monday through Friday.

Sincerely,

A handwritten signature in black ink, appearing to read "Perry L. Valentine", with a long horizontal flourish extending to the right.

PERRY L. VALANTINE
Zoning Administrator

cc: Engineering
Fire Protection Analyst
Water District
Building Division

PLANNING DIVISION - CITY OF COSON, MESA

DESCRIPTION/JUSTIFICATION

Application #: ZA-03-101
Address: 463 E. 19TH ST.

Environmental Determination: EXEMPT

1. Fully describe your request:

ADDITION OF 1952 \square SECOND STORY. ROOF LINE TO
BE APPROX 8' HIGHER THAN EXISTING. HAVE SPOKE TO
BOTH NEIGHBORS ABOUT - SIDE SET BACKS ONLY 5' OFF
SETBACK ON SECOND STORY ON LEFT SIDE OF HOUSE - NEIGHBORS
2. Justification O.K. with THIS.

A. For a Conditional Use Permit or Minor Conditional Use Permit: Describe how the proposed use is substantially compatible with uses permitted in the same general area and how the proposed use would not be materially detrimental to other properties in the same area.

B. For a Variance or Administrative Adjustment: Describe the property's special circumstances, including size, shape, topography, location or surroundings that deprive the property of privileges enjoyed by other properties in the vicinity under the identical zoning classification due to strict application of the Zoning Code.

3. This project is: (check where appropriate)

☐ In a flood zone.

☐ Subject to future street widening.

☐ In the Redevelopment Area.

☐ In a Specific Plan Area.

4. I have reviewed the HAZARDOUS WASTE AND SUBSTANCES SITES LIST published by the office of Planning and Research and reproduced on the rear of this page and have determined that the project:

☐ Is not included in the publication indicated above.

☐ Is included in the publication indicated above.

Signature

Date

MAR 17 2004


Planning Department
City of Costa Mesa

March 16, 2004

I live at 466 Flower Street, Costa Mesa. I have lived here since 1971. I am very familiar with the proposed plans. I feel that the proposed addition is well designed and will be appropriate for this neighborhood.

There are no adjacent homeowners that oppose this addition. Please approve the plan as designed.

Sincerely,



Jerry Tucker
Architect, Structural Engineer

466 Flower Street

To our neighbors:

3/12/04

MAR 17 2004

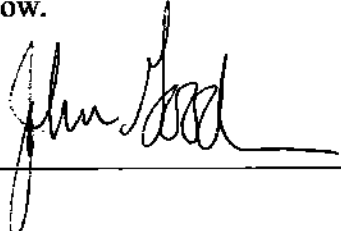
We, Todd & Martha Thompson, at 463 E. 19th St., C.M., are about to start a major remodel of our house, if the city passes/accepts our plans. There are some new regulations that we are appealing to the Planning Commission. There is a meeting on our plans this coming Thursday, March 18th, at Costa Mesa City Hall in the Planning Department (time not yet known).

After we have showed you our proposed plans, we would like your approval on our remodel. We have lived in Costa Mesa, on 19th Street for almost 20 years. We have 6 people in a three bedroom, two-bath house and desperately need more space, i.e. a larger house. I am sure most of you can relate to this situation having families of your own. Your consideration in this matter is greatly appreciated.

Thank you,

Todd & Martha Thompson
& Family

If you approve of our project/remodel, please sign your name and give your address below.

 460 E. 19th St. Costa Mesa CA 92627

To our neighbors:

3/12/04

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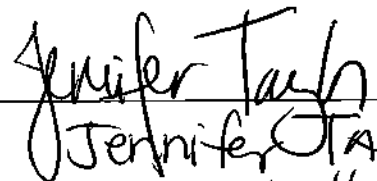
Thank you,

Todd & Martha Thompson
& Family

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WARREN TAYLOR
453 E. 19th St
COSTA MESA CA 92627



Jennifer Taylor
453 E. 19th St
COSTA MESA CA

To our neighbors:

3/12/04

MAR 17 2004

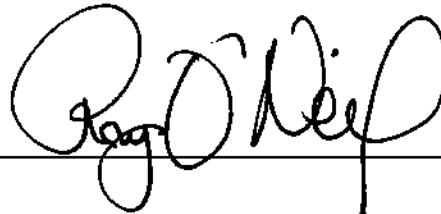
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Thank you,

Todd & Martha Thompson
& Family

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Tim O'Neil + Rory O'Neil

459 E 19th

Costa Mesa, Ca.

92627

RECEIVED
CITY OF COSTA MESA
PLANNING DEPARTMENT
MAR 17 2004

3/12/04

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Thank you,

Todd & Martha Thompson
& Family

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Tracy L. Hansen 467 E. 19th St. C.M. 92627

To our neighbors:

3/12/04

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Todd & Martha Thompson
& Family

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Steven R. Sloan, ARCHITECT
462 FLOWER ST.

MAR 17 2004

To our neighbors:

3/12/04

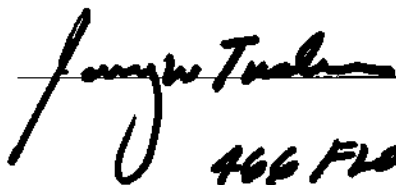
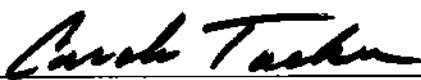
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& Family

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466 FLOWER ST.
COSTA MESA, CA.

To our neighbors:

3/12/04

MAR 17 2004

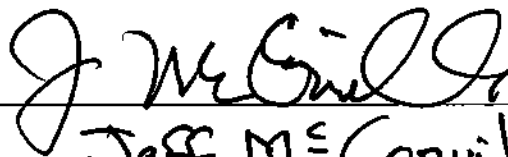
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Thank you,

Todd & Martha Thompson
& Family

If you approve of our project/remodel, please sign your name and give your address below.



Jeff McConville Res: 631-4325
466 E. 19th St., CM

To our neighbors:

3/12/04

MAR 17 2004

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Todd & Martha Thompson
& Family

If you approve of our project/remodel, please sign your name and give your address below.

Marc A Jordan 452 Flower St . CM 92627
3/12/04

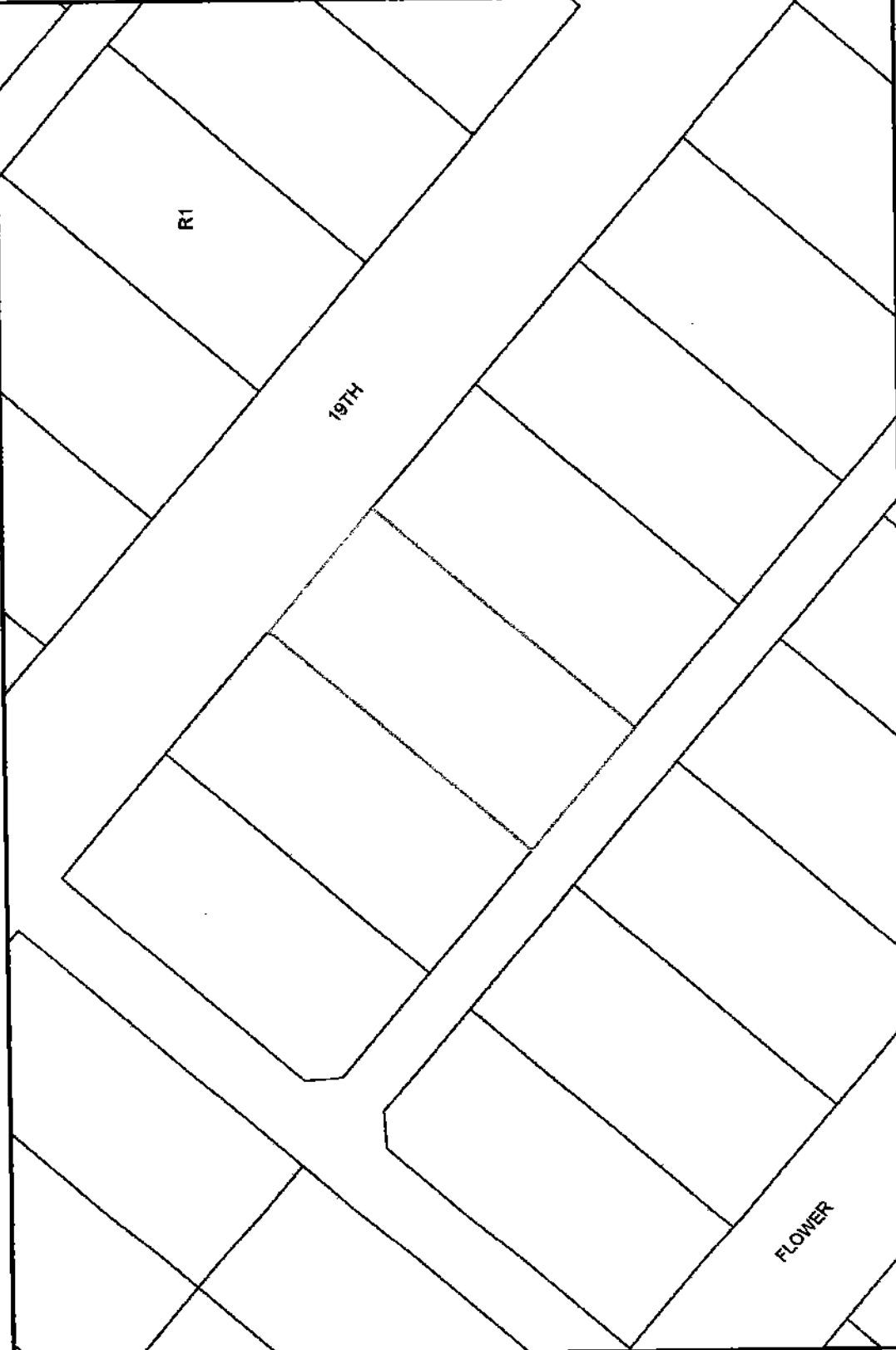
ZONING/LOCATION MAP

ZA-03-101 (APPEAL)



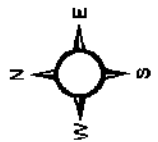
Legend

	Identified Features
	Street Names
	Parcel Lines
	Zoning
	Other
	Administrative & Professional
	Local Business
	Local Business & School
	General Business
	Commercial Limited
	Institutional & Recreational
	Institutional & Recreational - School
	General Industrial
	Industrial Park
	CCPD



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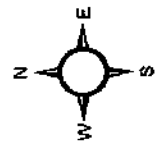
AIR PHOTO

463 E. 19TH STREET



Legend

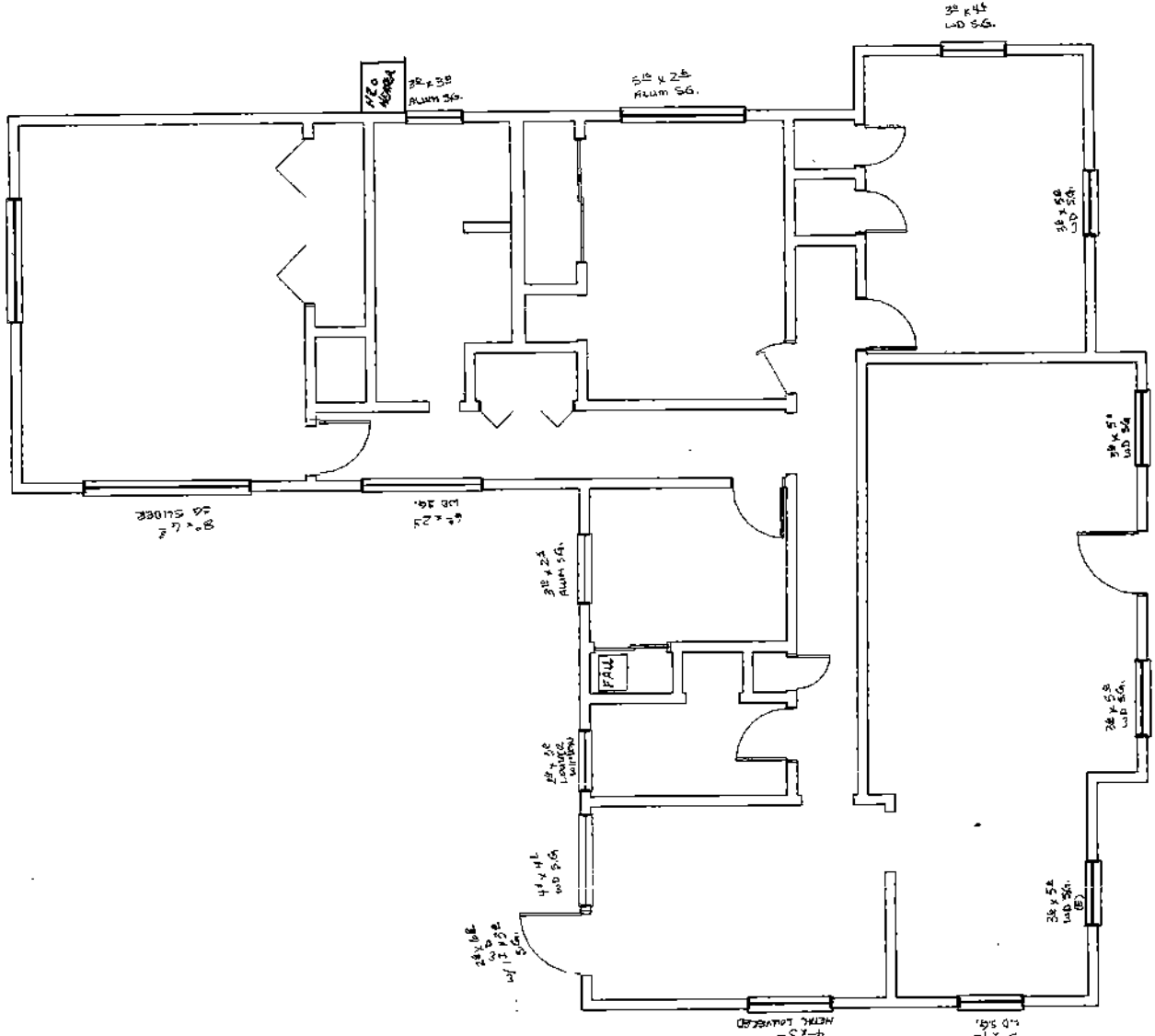
Street Names
Parcel Lines
Ortho
Photography



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WARNING: This map does not meet national map accuracy standards and cannot be used for engineering purposes.

Printed: 4/13/2004 9:38:10 AM



RECORD FLOOR PLAN

[illegible]

PROJECT TITLE
RESIDENTIAL
ADDITION FOR,
MR. & MRS. TODD THOMPSON
463 E. 19TH STREET
COSTA MESA, CA

PROJECT NO.	01-160
SHEET TITLE	Record Floor Plans

STAMP

DRANN BY
CHECKED BY
SCALE
PRINT DATE
SHEET NO.

A-1

PROJECT TITLE
RESIDENTIAL
ADDITION FOR:
MR. & MRS. TODD THOMPSON
463 E. 19TH STREET
COSTA MESA, CA.

PROJECT NO.	01-60
SHEET TITLE	

FIRST FLOOR
REMODEL PLAN
SECOND FLOOR
ADDITION

STAMP

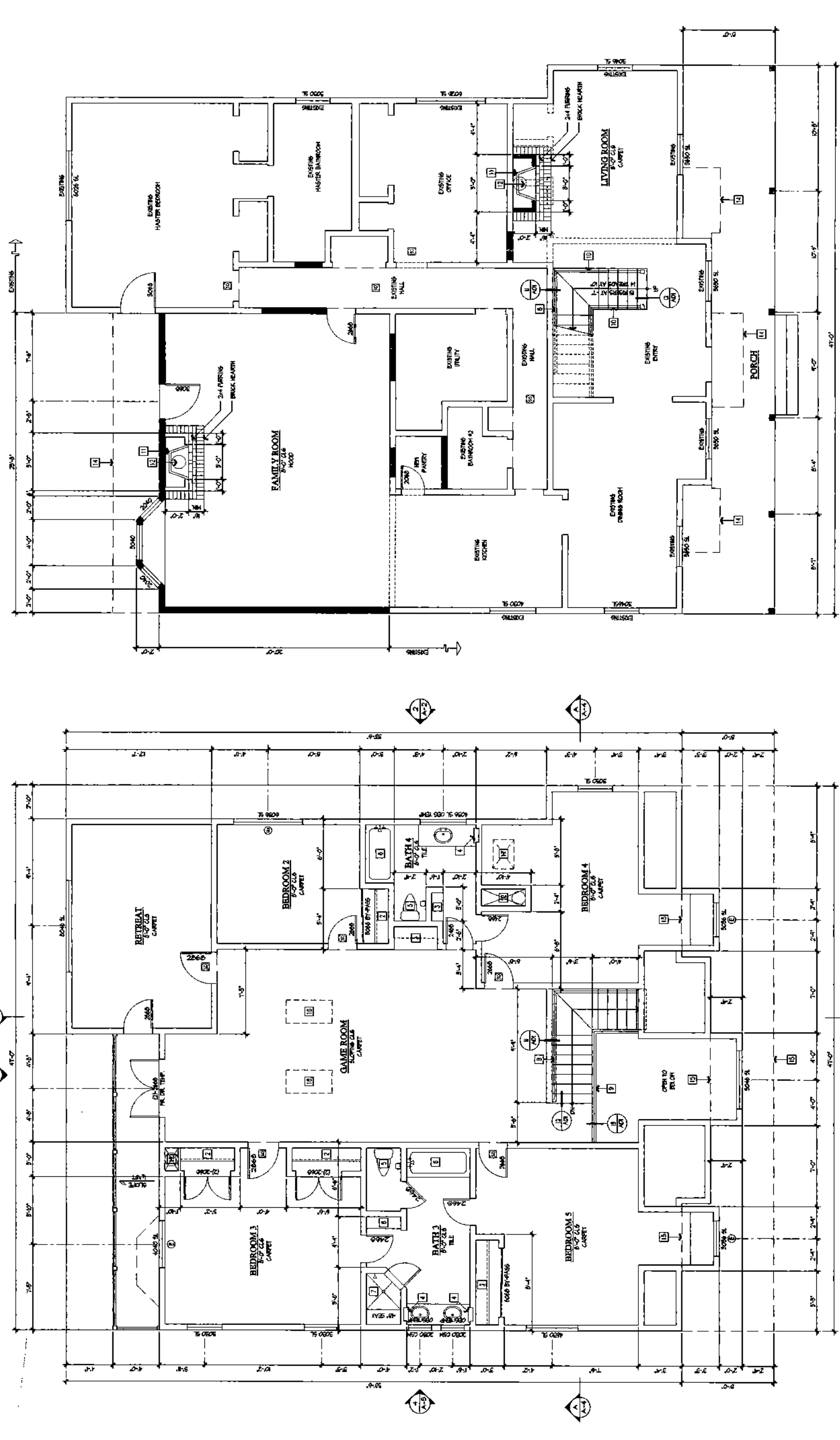
DRAWN BY	YCL
CHECKED BY	J.T.
SCALE	AS NOTED
PRINT DATE	06-03-09
SHEET NO.	

A-2

ZA-03-101

[illegible]

15	USE OF WALL MOUNT
16	SEMI-UNIT- INSTALL PER MANUFACTURER'S SPECIFICATIONS
17	23" X 30" ATWC ACCESS

[illegible][illegible]

DIMENSION NOTE

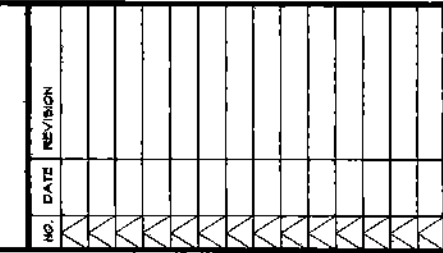
MALL LEGEND

EXISTING WALLS TO REMAIN

EXISTING WALLS TO BE REMOVED

NEW WALL, 2'4" AT 1/8" ON. TYP.

SECOND FLOOR ADDITION PLAN



PROJECT NO.	0-160
SHEET TITLE	ROOF PLAN ELEVATIONS

STAMP

DRAWN BY	J.T.	T.C.L.
CHECKED BY	AS NOTED	
SCALE		
PRINT DATE	08-03-03	
SHEET NO.		

A3

1. PROVIDE 6:1 VALLEY FLASHING WHERE ROOF PITCHES CHANGE.
2. PROVIDE 6:1 FLASHING AT ALL ROOF TO WALL INTERSECTIONS.
3. CONTRACTOR SHALL PROVIDE ADEQUATE ATTIC VENTILATION IN ACCORDANCE WITH THE ATTIC CALCULATIONS HEREIN AND PER THE 2001 IRC.
4. GUTTERS AND DOWNSPUTS ARE TO BE PROVIDED BY CONTRACTOR AS REQUIRED.

1. NAME: BOB VANCE
 10401 W. 105TH ST.
 (415)241-1138, 98 FT

2. RATHERING: DAVE BLOKSIN (14-2) DIA. HOLEYERS (AREA 02610 SA.
 PLACES PROVIDE AT A RATE OF 1 IN EVERY 5 DAYS.

3. SCHEDULED VISIT: (AREA 02610 SA. VISIT, VERIFY IF MAILED) PROVIDE AT A RATE OF
 NO MORE THAN 1 VISIT IN 5 DAYS.

4. MOORE: DOBSON: VISITS TO BE LEFT UNOCCUPIED DAILY 501.

COMPLETION SHEET

ROOFING SHEETS SHALL BE INSTALLED PER IBCA AND THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS FOR FAST INSTALLMENT OVER A FLOOD SHEATHING.

1. WALLS, VERTICAL SURFACES, FREESTANDING CORNERS & GABLES: 3/4" DIAMETER BOLDS, 1" LENGTH TO AVOID PROPER VENTILATION.
2. FAST INSTALLMENT: ONE LAYER IS USUALLY APPLIED AND LAPPED PER THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS.
3. LINE VALLEYS WITH 3/4" HIGH IRON ROOFING SOFT ON HEAVYER UNDER SHEETING AT ALL VALLEYS.
4. AT VERTICAL SURFACES, EXTEND BASE FLASHING AT LEAST 6 INCHES UP WALL, 6 INCHES HORIZ. SHEATH. CORNER FLASH IS REQUIRED FOR WALL THRU MATERIAL.
5. VERIFY INSTALLATION WITH IBCA, ROOFING AND HAZARDROOFING MANUAL AND MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS.

BUILT-UP ROOFING

1. HANDLERS TRIM FLT GRAVEL, SURFACE PRESSURE BUILT-UP ROOF SPECIFICATION NUMBER 5-800 OR APPROVED EQUIV. CLASS A BONDABLE FOR 30 YEARS.
2. SHIMMY PAPER - LAYERS FIVE
3. GLASSAGE OR VENTILATION FELT - LAYERS
4. GLASSAGE PAPER OR GLASSAGE IV - LAYERS
5. GLASSAGE PAPER OR GLASSAGE IV - LAYERS
6. GRAVEL DEGRADE OVER 60 MICROGRANULAR ASPHALT
7. VENT INSTALLATION INTERIMMA ROOFING - INTERPROOFINGS MANUAL AND MANUFACTURERS PRINTED INSTALLATION INSTRUCTIONS
8. ALL BUILT-UP ROOFING SHALL BE 60 MICROGRANULAR PRINTED INSTALLATION INSTRUCTIONS ON A 60 MICROGRANULAR IN PER FOOT.

TYPICAL EXTERIOR MATERIALS	
SKINING	WARRANTY* OR EQUAL TO MATCH EXISTING
STRUCTURAL TIMBER	SEE DETAILS
WOOD TRIM	NO. 1-4-100, 2" SEE DETAILS
STRUCT.	1"X8" THICK 2-CANT SYSTEM TO MATCH EXISTING
SOCKETING	COMPOSITION OVER 30# FELT PAPER TO MATCH EXISTING

PAINTING NOTES:

APPLICATION

1. APPLICATION OF PAINT, STAIN OR OTHER COATING SHALL BE IN SUEZT ACCORDANCE WITH THE PAINTING AND DECORATING CONTRACTORS OF AMERICA (PDA) PRACTICE SPECIFICATIONS AND SHALL BE PER THE MANUFACTURERS' PRINTED INSTRUCTIONS. COATING SHALL NOT BE THINDED, EXCEPT AS PERMITTED IN THE MANUFACTURER'S PRINTED INSTRUCTIONS.

2. ALL INTERIOR AND EXTERIOR SURFACES SHALL RECEIVE A PAINTED FINISH EXCEPT COLOR COORDINATED FACTORY FINISH SURFACES.

3. ALL SURFACES TO BE FINISHED SHALL BE CLEAN AND FREE OF FOREIGN MATERIALS (DUST, DEBRIS, OIL, GREASE, ETC.)

4. ALL SURFACES TO BE FINISHED SHALL BE PROTECTED FROM DAMAGE TO THE FINISH SURFACE. APPLICATION RATE SHALL BE PER THE MANUFACTURERS' PRINTED INSTRUCTIONS. APPLICATION MAY BE BRUSH OR ROLLER OR BY SPRAY IF PAINT IS FORMULATED FOR SPRAY APPLICATION.

MATERIALS

1. INTERIOR WOOD: TWO COATS SHALL PER FPOCAL AND THE MANUFACTURERS' PRINTED INSTRUCTIONS.

2. EXTERIOR WOOD: ONE COAT SHALL PER FPOCAL AND THE MANUFACTURERS' PRINTED INSTRUCTIONS.

3. INTERIOR METAL: ONE COAT SHALL PER FPOCAL AND THE MANUFACTURERS' PRINTED INSTRUCTIONS.

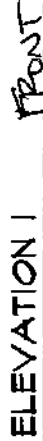
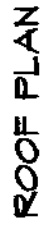
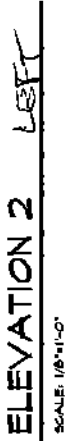
4. EXTERIOR METAL: ONE COAT SHALL PER FPOCAL AND THE MANUFACTURERS' PRINTED INSTRUCTIONS.

5. INTERIOR FINISHES: REFER TO FINISH SCHEDULE ON DRAWINGS.

BUILDING PAPER NOTES:

(1) LE TEST VAL. FEDERAL SPECIFICATION W-149-740. INSTALL UNDER EXTERIOR SINKING AND THEN CAREFULLY APPLY SO AS TO FORM A WATERPROOF MEMBRANE. EACH COURSE OF PAPER SHALL OVLAP BY THE COURSE PRECEDENT IT BY MINIMUM THREE INCHES. PAPER JOINTS ANY OPENING THE PAPER SHALL BE CAREFULLY LAPPED OVER THE PLANE TO PREVENT THE PASSAGE OF WATER BEHIND THE PAPER. INSTALL SEALANT/PASTE AT EXTERIOR DOOR AND WINDOW FRAMES PER MAJOR AND DOOR MANUFACTURERS' INSTALLED INSTALLATION INSTRUCTIONS.

DIMENSION NOTE



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